

## *City of York Board of Zoning Appeals Minutes June 11, 2019*

### **Members Present:**

Chairperson James Ramere  
Jill Neff  
Rodney Blair  
Suzie Edwards  
Strauss Shiple  
Becca Caldwell

### **Members absent:**

### **Others present:**

Planning Director Breakfield  
Zoning Administrator Blackston  
James Jeffcoat  
Chris Wood  
Cheryl Sige

Chairperson Ramere called the meeting to order at 7:00 pm.

**The first item of business** was approval of the draft Minutes from the May 13, 2019 meeting. Upon a Motion by Becca Caldwell, seconded by Rodney Blair, the Board unanimously approved the Minutes as submitted.

**The second item of business** was discussion of a special exception application regarding new signage for York Church of God located at 201 Charlotte Street.

Planning Director Breakfield indicated the following regarding the application:

1. The York Church of God proposed a new freestanding sign for its church facility at 201 Charlotte St. The existing sign would be replaced with the proposed new sign.
2. The property is referenced by tax map # 0700508027, is zoned R7 and is located at the intersection of Hall St and Charlotte St.
3. The zoning ordinance specified that freestanding signage for a church in a R7 district must be reviewed for special exception approval by the Board of Zoning Appeals.
4. The applicant requested that the attached proposal be given special exception approval.
5. The BZA has a maximum 75 days from this meeting to render a decision regarding this application.

6. If a special exception application is denied by the BZA, the application cannot be presented again for a period of 12 months.

Upon a Motion by Becca Caldwell, seconded by Strauss Shiple, the Board unanimously approved the application based on compliance with all other City requirements.

**The third item of business** was discussion of a special exception application regarding signage for the new Times and Hardees location on Filbert Highway.

Planning Director Breakfield indicated the following regarding the application:

1. The property is referenced by tax map # 0702301053, is zoned HC and is located in the Gateway Corridor District at the intersection of Alexander Love Highway and Highway 321.
2. The zoning ordinance specifies that common freestanding signage shall be reviewed for special exception approval by the Board of Zoning Appeals. Typically, the maximum allowable sign height is 6 feet and the minimum setback is 75 feet from the center line of the street.
3. At its meeting on April 1st, the Board of Architectural Review approved the overall look of the sign based on the submitted sign and pertinent information being approved by the BZA.
4. The applicant requested that the submitted proposal be given special exception approval.
5. Before special exception approval can be given, among other things, the BZA must find the following to be true:
  - a. The proposed signage design and location is appropriate.
  - b. The proposed signage will not have a negative impact on the character of the surrounding area.
6. At the last BZA meeting, you deferred action on the matter and requested that the applicant be present to discuss the sign application.
7. On a related issue, the City has required a sidewalk for the street frontage along with requisite written agreement, right-of-way, and bond. We have everything we need for the completion of the sidewalk project except for the written agreement which the applicant is currently finalizing. Also, some additional trees and landscaping are required. Any approval of the special exception request would need to be based on the agreement being completed and all documentation recorded as well as all trees and landscaping being installed.
8. The BZA has a maximum 75 days from the May 13<sup>th</sup> BZA meeting to render a decision regarding this application; otherwise, the application is automatically approved.
9. If a special exception application is denied by the BZA, the application cannot be presented again for a period of 12 months.

Representing the application, Chris Wood was present and provided information regarding the sign application.

Upon a Motion by James Ramere, seconded by Becca Caldwell, the Board unanimously deferred the application to the next meeting and requested that Dean Brown be present to discuss the application.

There being no further business, the meeting was adjourned at 7:25pm.

Respectfully submitted,

C. David Breakfield Jr., MCP, AICP  
Planning Director

cc: Interim City Manager Cole McKinney  
File- Board of Zoning Appeals 6/11/19